



Loudoun County, Virginia

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Office of the County Administrator

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At a business meeting of the Board of Supervisors of Loudoun County, Virginia, held in the County Government Center, Board of Supervisors' Meeting Room, 1 Harrison St., S.E., Leesburg, Virginia, on Tuesday, May 5, 2009 at 9:00 a.m.

IN RE: AD HOC COMMITTEE ON THE POTOMAC-STERLING OUTREACH
PROJECT / STERLING PARK NEIGHBORHOOD CENTER
REVITALIZATION – ZONING ORDINANCE REVIEW COMMITTEE

Mrs. Buckley moved that the Board of Supervisors defer discussions related to Zoning Ordinance Amendments related to the Sterling Park Neighborhood Center until after a decision has been made by the EPA.

Mrs. Buckley further moved that the Board direct staff from the Department of Economic Development and the Department of Planning to formulate a Technical Advisory Committee identified in the EPA application and to initiate meetings with this group to begin discussing a plan or vision for revitalization.

Seconded by Mr. Miller.

Voting on the Motion: Supervisors Buckley, Burk, Burton, Delgaudio, Kurtz, McGimsey, Miller, Waters and York – Yes; None – No.

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DEPUTY CLERK FOR THE LOUDOUN
COUNTY BOARD OF SUPERVISORS

May 5, 2009

ZONING PROJECTS (*Date initiated and level of effort required* in parentheses*)

In Progress:

1. Adoption of the Limestone Overlay District and companion zoning map amendment to implement text changes (7/15/08, *Medium*)
2. Development of Chesapeake Bay Regulations Ordinances (4/7/09, *Major*)
3. Review of Proposed Sign Ordinance Amendments (4/21/09, *Minor*)

ZOAMs with Intent to Amend (RIA) by BOS:

1. Creation of a sign overlay district along the Route 606 Corridor (7/6/04, *Major*)
2. Comprehensive review of Sign Ordinance (2004, *Major*)
3. Parking on Front Yards (6/2008, *Minor*)
4. Farm Markets (*Initiated by PC in 7/2007, again in 5/2008, Minor*)
5. Create an alternative PD-RV district (7/2006, *Major*)

Potential ZOAMs identified by others:

1. An amendment to regularize the so-called "townhouses" in Cascades Section 13 pursuant to a settlement agreement made in 1998. (*Staff identified, Minor*)
2. Comprehensive review of Article 7, Affordable Dwelling Units. A companion amendment to the Codified Ordinance may also be necessary. (*ADUAB identified, Major*)
3. Environmental regulations (*Major*)
 - A. Revisit, re-tool, and implement Green Infrastructure policies of the Plan through zoning ordinance amendments.
 - B. Update and adopt Mountainside Overlay District (MDOD) revisions based on 2003 amendments
 - C. Revise steep slopes standards for consistency with Green Infrastructure policies and MDOD.
 - D. Update and adopt River and Stream Corridor Overlay District (RSCOD) based on 2003 amendments.
4. Allow for a mix of uses in the CLI district (*Initiated by PC in 2007, Major*)
5. Annual Review of the Zoning Ordinance (*Discussed by Board in 2007, Major*)
6. Revise Article 6 on rezoning and special exception process to solely reflect the Code of Virginia and address checklist requirements (*Staff identified, Minor*)
7. Amend hamlet regulations to resolve pending litigation issue (*Staff identified, Minor*)
8. Remap JLMA-20 and TR-10 for consistency with AR-1 (*Staff identified, Medium*)
9. Amend enforcement provisions to allow issuance of inspection warrants by magistrate (*Staff identified, Minor*)
10. Allow nonconforming uses that have been paying property taxes for 15 years or more to be considered a conforming use (*Staff identified, Minor*)

11. Structures allowed by a variance may expand without another public hearing process (*Staff identified, Minor*)
12. Disclosure requirement changes (*Staff identified, Minor*)
13. Adjustment of acreage requirements for agricultural/horticultural uses (*Staff identified, Minor*)

Potential ZOAMs Identified in Strategic Planning Process

1. Update and adopt environmental overlay regulations (*Major*)
2. Alternatives to address Sign Ordinance issue (*Minor to Major, depending on scope of work*)
3. Incentives for increasing/maintaining tree canopies (*Minor to Medium, depending on scope of work*)
4. Adopt all portions of Property Maintenance Code for enforcement by Zoning (*Minor*)
5. Adopt recent Code of Virginia changes for Administrative Warrants (*Minor*)

Major Rezoning Applications

1. Remaining Upper Broad Run/Upper Foley Transition Area cases (Greenfields, Westport)
2. Middle Goose
3. Dulles Town Center

* Level of effort defined as: Minor, 4-6 months; Medium, 6-9 months; Major, 9+ months